



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		SILVER BIRCH LN, LINCOLN

OWNERSHIP

Owner 1:	WANG ANNE
Owner 2:	WANG ANDREW
Owner 3:	
Street 1:	11 SILVER BIRCH LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1501 Type:

PREVIOUS OWNER

Owner 1:	ROLFE - EDWARD
Owner 2:	ROLFE - STEPHANIE
Street 1:	11 SILVER BIRCH LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1501

NARRATIVE DESCRIPTION

This Parcel contains 1.76 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		76665		SQUARE FE	PRIME SITE		0	6.78	1.030	R3									535,617						535,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	217,600	700	1.760	535,600	753,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 281.62						/Parcel: 281.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	217,600	700	1.76	535,600	753,900	753,900	Year End Roll	9/28/2017
2017	101	FV	215,300	700	1.76	505,600	721,600	721,600	Year End Roll	9/29/2016
2016	101	FV	213,000	700	1.76	490,600	704,300	704,300	Year End Roll	1/14/2016
2015	101	FV	208,500	700	1.76	454,200	663,400	663,400	Year End	10/2/2014
2014	101	FV	196,700	700	1.76	406,800	604,200	604,200	Year End Roll	1/23/2014
2013	101	FV	192,300	700	1.76	395,000	588,000	588,000	Year End Roll	10/25/2012
2012	101	FV	192,300	700	1.76	316,000	509,000	509,000	Year End	1/26/2012
2011	101	FV	199,000	700	1.76	319,900	519,600	519,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROLFE, EDWARD	63993-50		7/30/2014	DIVORCE/ESTA	651000	No	No			
ROLFE-DUNHAM TR	63993-42		7/30/2014	CONVENIENC		1	No	No		
ROLFE EDWARD,	50011-275		8/28/2007	FAMILY		0	No	No		
	9228-59		9/19/1958		20500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/8/2018	6971	MANUAL	21,495	C				Install a pellet h
1/23/2018	6960	MANUAL	2,172	C				Install air sealin
7/6/2016	6494	ROOF	31,300	C				Strip & re-roof dw
6/28/2016	6490	SOLAR PA	16,546	C	8/15/2016			Install solar pane
3/16/1998	1356	SHED	2,000	C	6/25/1998			6/25/98 0% no star

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS+INSPCTD	616	D MANZELLO
3/24/1999	MEAS/EXT INS	602	D TUCKER
6/25/1998	MEAS/EXT INS	600	PA
2/13/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

